

# Why Commission Your Building?

- In today's competitive marketplace, owners do not typically receive fully functional building systems.
- Owners of existing buildings face numerous performance and operation problems.
- Life safety and building control systems are complex.
- Building systems are becoming increasingly specialized and integrated.

## Reasons to Retro Cx your existing building:

- Reduce operating costs
- Improve IAQ and occupant comfort
- Increase life of existing equipment
- Reduce absenteeism
- Reduced tenant turnover

## Reasons to Cx your new building:

- Reduced warranty issues
- Fewer comfort problems
- Reduced operating costs
- Documented maintenance requirements
- Improved staff training

## Are you experiencing any of these symptoms?

- Employee Absenteeism
- High Tenant Turnover
- Poor Indoor Air Quality
- Reduced Worker Productivity
- Occupant Comfort Complaints
- High Maintenance Costs

**If you are, then a comprehensive Retro Cx may be the solution.**



## *Building Commissioning In The New Century*

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***Program funded by  
Northwest Energy Efficiency Alliance***

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**Cx ~ commissioning ~ a verb ~ ensuring that building systems are designed, installed, functionally tested and capable of being operated and maintained according to the owner's operational needs; a noun ~ a systematic, scientific method to ensure building systems meet the design intent and the owner's needs.**

**Picture if you will: You've just spent \$10 million to construct a new building. Immediately after you sign for final possession an unsettling thought crosses your mind: " This building has thousands of feet of wiring, electrical lines, data lines, telephone lines plus complex electronic and ductwork systems for heating and cooling, sophisticated fire and security alarm systems, indoor and outdoor lighting systems, etc. Will everything work like it's supposed to?"**

**The answer to these questions are exactly what Building Commissioning - commonly called Cx - is designed to answer. Cx means a trained commissioning agent puts the building's systems through an extensive set of tests to see just how they will work under normal operating conditions. Putting them through the operational wringer before you take possession means any faults or problems can be detected and fixed before you sign on the dotted line.**

**The result is reduced warranty issues, fewer comfort problems, reduced operating costs, documented maintenance requirements, improved staff training and, oh yes, a better night's sleep for you.**

**Building Cx is being used extensively around the country but is relatively new in the Northwest. Still, its value is already being recognized.**

**For example, the state of Idaho now requires that Cx be a part of the construction process for all new state public buildings that cost more than \$5 million.**

**Other government agencies in the Northwest such as Boise State University, Montana State University, Montana Architecture & Engineering Division, Idaho's Ada County and others are now making Building Cx a standard part of their new construction process.**



While Building Cx is particularly effective in new construction, it can also be very valuable in taking a thorough second look at existing buildings, what we commonly call Retro Cx. A building with problems in its operational systems, ventilation, etc. can actually directly cause major problems for building operations and tenants.

These show up in symptoms such as absenteeism, reduced worker productivity, high tenant turnover, high maintenance costs, poor indoor air quality and occupant comfort, etc. If you are hearing or seeing those types of complaints, Retro Cx could certainly provide the solution.